

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-370</u>	<u>COMANCHE, INC.</u>
<u>03-387</u>	<u>2955 HOLDING COMPANY, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/27/04 TO THIS DATE:

HEARING NO. 04-4-CZ8-2 (03-370)

4-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: COMANCHE, INC.

- (1) BU-2 & RU-1 to BU-3
- (2) Applicant is requesting to permit open lot automobile & truck sales on a lot with an area of 0.98 acre (1 acre required).
- (3) Applicant is requesting to permit a greenbelt varying from 0' to 15' in width (15' required where abutting residential) and to waive portions of the required 6' high hedges along the interior side (north) property line.
- (4) Applicant is requesting to permit 8 parking spaces (38 required).
- (5) Applicant is requesting to permit 16.6% landscaped open space (20% required) and to permit 20 trees (25 required).
- (6) Applicant is requesting to waive the required wall where commercially zoned property abuts residential property to the north.
- (7) Applicant is requesting to waive the requirements that all outside storage of cars and trucks be fully enclosed by a building or a CBS wall.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Used Car and Truck Sales," as prepared by Tri-County Engineering, Inc., dated 1/5/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 137' of Tract 16; less the east 25' thereof, of revised plat of Blocks 14 & 19 of THE TROPICS and a resubdivision of Block 16 of same, Plat book 38, Page 50, and the south 137' of the east 17.5' of N.W. 28 Avenue, lying west of and adjoining said Tract 16.

LOCATION: 9704 N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.98 Acre

BU-2 (Business – Special)
RU-1 (Single Family Residential)
BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/23/04 TO THIS DATE:

HEARING NO. 04-3-CZ8-5 (03-387)

11-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: 2955 HOLDING COMPANY, INC.

Applicant is requesting to permit a gas station setback 3'8" (20' required) from the rear (east) property line and setback 9'3" (15' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "MacMillian Oil Company," as prepared by Orlando Alonso, consisting of 6 sheets dated 11/24/03 and 1 sheet SW-1 dated 3/4/04 for a total of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, TATUM'S SUBDIVISION of the SW ¼ of Section 11, Township 53 South, Range 41 East, Plat book B, Page 63.

LOCATION: 1320 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.3798 Acre

PRESENT ZONING: BU-2 (Business – Special)